



Town of Merrimack, New Hampshire

Community Development Department

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Town Hall - Lower level - East Wing

Planning - Zoning - Economic Development - Conservation

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Memorandum

Date: January 20, 2016

To: Fran L'Heureux, Chair, & Members, Zoning Board of Adjustment

From: Jillian M. Harris, AICP, Planning & Zoning Administrator

Subject: **Derek & Julie Locke (petitioner/owner)** – Variances under Section 3.02 of the Zoning Ordinance to permit a 2-lot subdivision with lots containing 103.07 feet, and 101.93 feet of frontage whereas 150 feet is required. The parcel is located at 41 Ingham Road in the R-4 (Residential), and Aquifer Conservation Districts and Wellhead Protection Area. Tax Map 3C, Lot 025-01. Case # 2016-03 & 04.

The following information is provided to aid in your consideration of the above referenced case. Additional background and application materials are included in your packet.

Background: The subject property is an approximately 2.426 acre lot located at 41 Ingham Rd. The property lies within the R (Residential) District, and Aquifer Conservation Overlay District. The property is abutted by single family residences and conservation land and is currently serviced by MVD water and municipal sewer.

The applicant seeks variances under Section 3.02 of the Zoning Ordinance to permit a 2-lot subdivision with lots containing 103.07 feet, and 101.93 feet of frontage whereas 150 feet is required.

Standard of Review: It is the burden of the Petitioner to demonstrate that the five requirements for the granting of the variance under Section 3.02 of the Zoning Ordinance to permit a 2-lot subdivision with lots containing 103.07 feet, and 101.93 feet of frontage whereas 150 feet is required.

Staff recommends that should the Board vote to grant the variances that they are granted with the following condition:

- The applicant shall obtain subdivision approval from the Planning Board for the proposed 2-lot subdivision.
- Applicant shall obtain a variance from the Zoning Board of Adjustment for structures to remain within the front setback (or remove the structures prior to issuance of any Building permits for the 2 lots.

cc: Correspondence & Zoning Board File
ec: Derek & Julie Locke, Petitioners and Owners
Dan Higginson, Meridian Land Services, Inc.
Carol Miner and Fred Kelley, Building Department
Captain John Manuele, Merrimack Fire Department